

23-0338-SDR1

Edge Air, LLC

NS Craig Road, between US 95 and Rainbow Boulevard

Proposed 7.788 thousand square foot commercial development.

Traffic produced by proposed development:

First Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2.800	467.48	1,309
AM Peak Hour			44.61	125
PM Peak Hour			33.03	92

(heaviest 60 minutes)

Second Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	COFFEE/DOUGNUT SHOP W/ DRIVE THRU [1000SF]	2.488	533.57	1,327
AM Peak Hour			85.88	214
PM Peak Hour			38.99	97

(heaviest 60 minutes)

Third Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	AUTOMATED CAR WASH [TUNNEL]	1	775	775
AM Peak Hour			0.00	0
PM Peak Hour			77.50	78

(heaviest 60 minutes)

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL		0	3,411
AM Peak Hour			0.00	339
PM Peak Hour			0.00	267

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Craig Road

Average Daily Traffic (ADT)	31,772
PM Peak Hour	2,542

(heaviest 60 minutes)

Rainbow Boulevard

Average Daily Traffic (ADT)	9,024
PM Peak Hour	722

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Craig Road	59,900
Rainbow Boulevard	35,490

This project is expected to add an additional 3,411 trips per day on Craig Rd. and Rainbow Blvd. Currently, Craig is at about 53 percent of capacity and Rainbow is at about 25 percent of capacity. With this project, Craig is expected to be at about 59 percent of capacity and Rainbow to be at about 35 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 339 additional peak hour trip, or about eleven every two minutes.

Note that this report assumes all traffic from this development uses all named streets.